



**SLUP**



**ZONING**



# **Planning Commission Meeting**

**Francis G. Slay, Mayor**

**Wednesday July 2, 2014**



CITY OF ST. LOUIS  
**PLANNING**  
URBAN DESIGN  
AGENCY



**REDEVELOPMENT**





# Agenda

- Call to Order
- Approval of Minutes – June 4, 2014



# Agenda

## ZONING

### Review of Petition for Zoning Amendment

**PDA-141-13-REZ**      3992 Gratiot    'G' & 'J' to 'J' only

***Forest Park Southeast Neighborhood***



## Rezoning from 'G' & 'J' to 'J' only



### Existing Zoning ( “J” Industrial District)

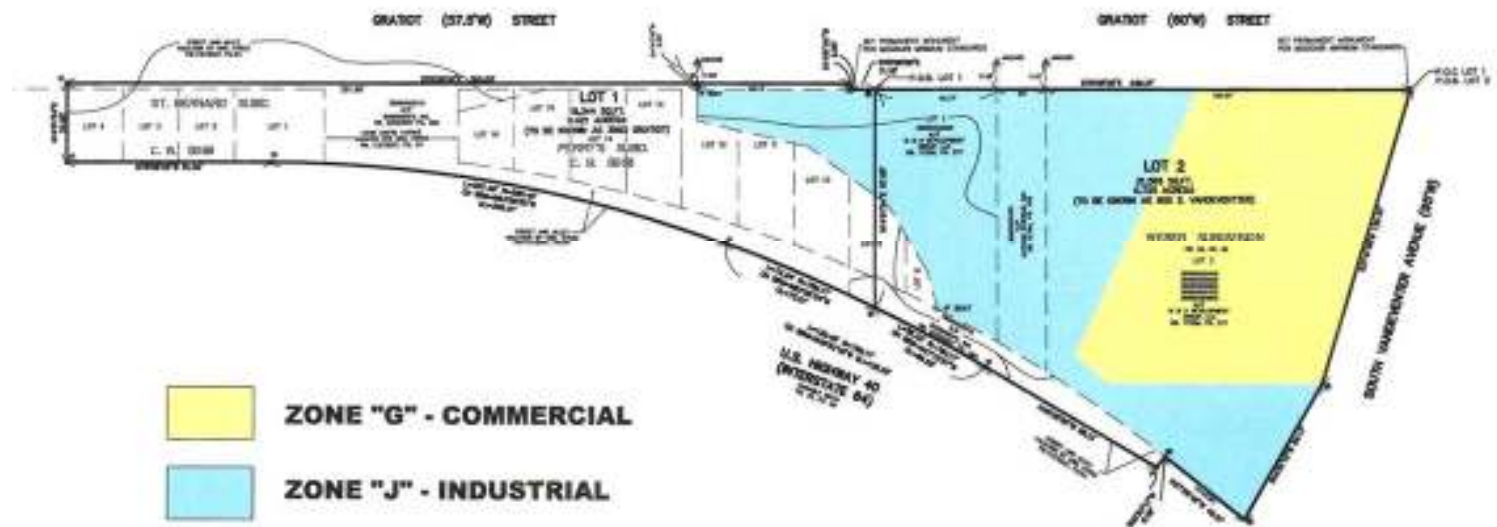
### Legend



# 3992 Gratiot in City Block 3956

## M & H DEVELOPMENT

A RESUBDIVISION OF A TRACT OF LAND BEING:  
LOTS 1-4 OF ST. BERNARD'S SUBDIVISION IN CITY BLOCK 3958, PART OF LOT 9 AND LOTS 10-16 OF PERRY'S SUBDIVISION IN CITY BLOCK 3956, LOTS 1 AND 2 OF WEBER SUBDIVISION AS RECORDED IN PLAT BOOK 59, PAGE 50, AND A PORTION OF U.S. HIGHWAY 40 (INTERSTATE 64), FORMERLY KNOWN AS THE OAKLAND EXPRESS HIGHWAY, VARIABLE WIDTH, AS DEDICATED IN PLAT BOOK 25, PAGE 28, A PORTION OF HAWK AVENUE, 60 FEET WIDE, AND A PORTION OF GRATIOT STREET, 60 FEET WIDE, AS VACATED BY CITY ORDINANCE 67653 RECORDED IN PLAT BOOK 11272007, PAGE 54, LOCATED IN THE CITY OF ST. LOUIS, MISSOURI

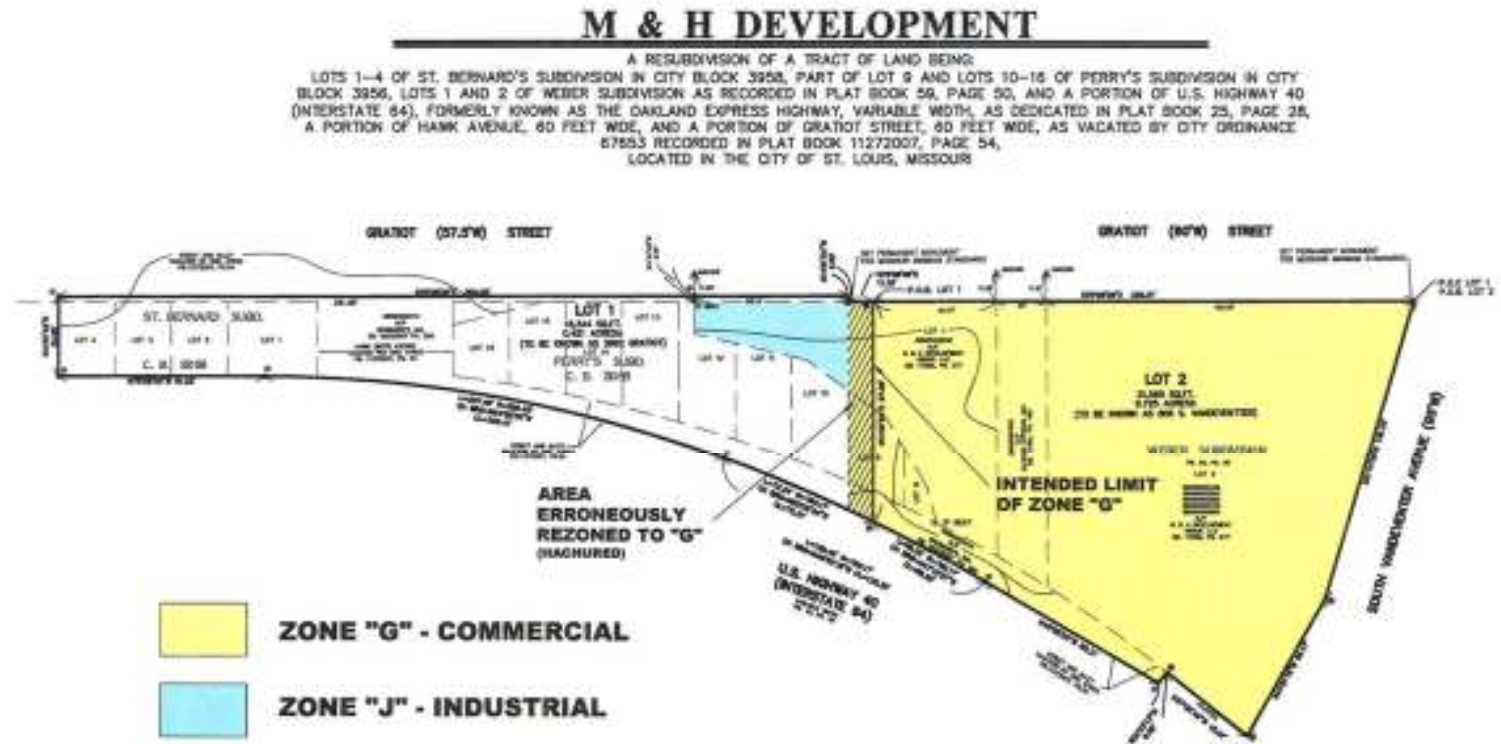


**ZONING LIMITS PRIOR TO FEBRUARY 2014**

**EXHIBIT "A"**



# 3992 Gratiot in City Block 3956



**ZONING LIMITS AFTER RECENT REZONING  
FEBRUARY 2014**

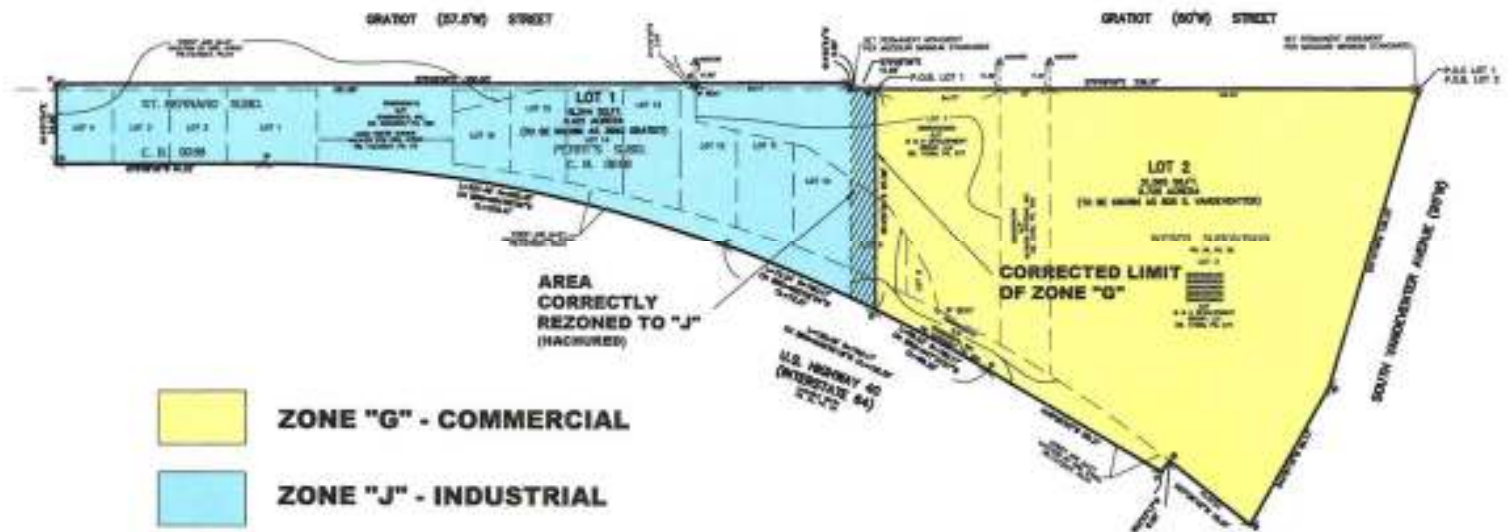
**EXHIBIT "B"**



# 3992 Gratiot in City Block 3956

## M & H DEVELOPMENT

A RESUBDIVISION OF A TRACT OF LAND BEING:  
LOTS 1-4 OF ST. BERNARD'S SUBDIVISION IN CITY BLOCK 3956, PART OF LOT 9 AND LOTS 10-16 OF PERRY'S SUBDIVISION IN CITY BLOCK 3956, LOTS 1 AND 2 OF WEBER SUBDIVISION AS RECORDED IN PLAT BOOK 59, PAGE 50, AND A PORTION OF U.S. HIGHWAY 40 (INTERSTATE 64), FORMERLY KNOWN AS THE OAKLAND EXPRESS HIGHWAY, VARIABLE WIDTH, AS DEDICATED IN PLAT BOOK 25, PAGE 26, A PORTION OF HAWK AVENUE, 60 FEET WIDE, AND A PORTION OF GRATIOT STREET, 60 FEET WIDE, AS VACATED BY CITY ORDINANCE 67653 RECORDED IN PLAT BOOK 11272007, PAGE 54, LOCATED IN THE CITY OF ST. LOUIS, MISSOURI



**PROPOSED ZONING LIMITS  
JUNE 2014**

**EXHIBIT "C"**



## Rezoning Area & Vicinity



Triangular Shaped City Block 3956  
Left half rezone 'J', right half remains 'G'



View east of Rezoning Area  
Rezone Area in foreground, Vandeventer in background



View North from Rezoning Area - Vicinity  
Karl Bissinger's Inc. — owner of plant & parking



View South from Rezoning Area – Vicinity  
Commerce Bank & STL Language Immersion School

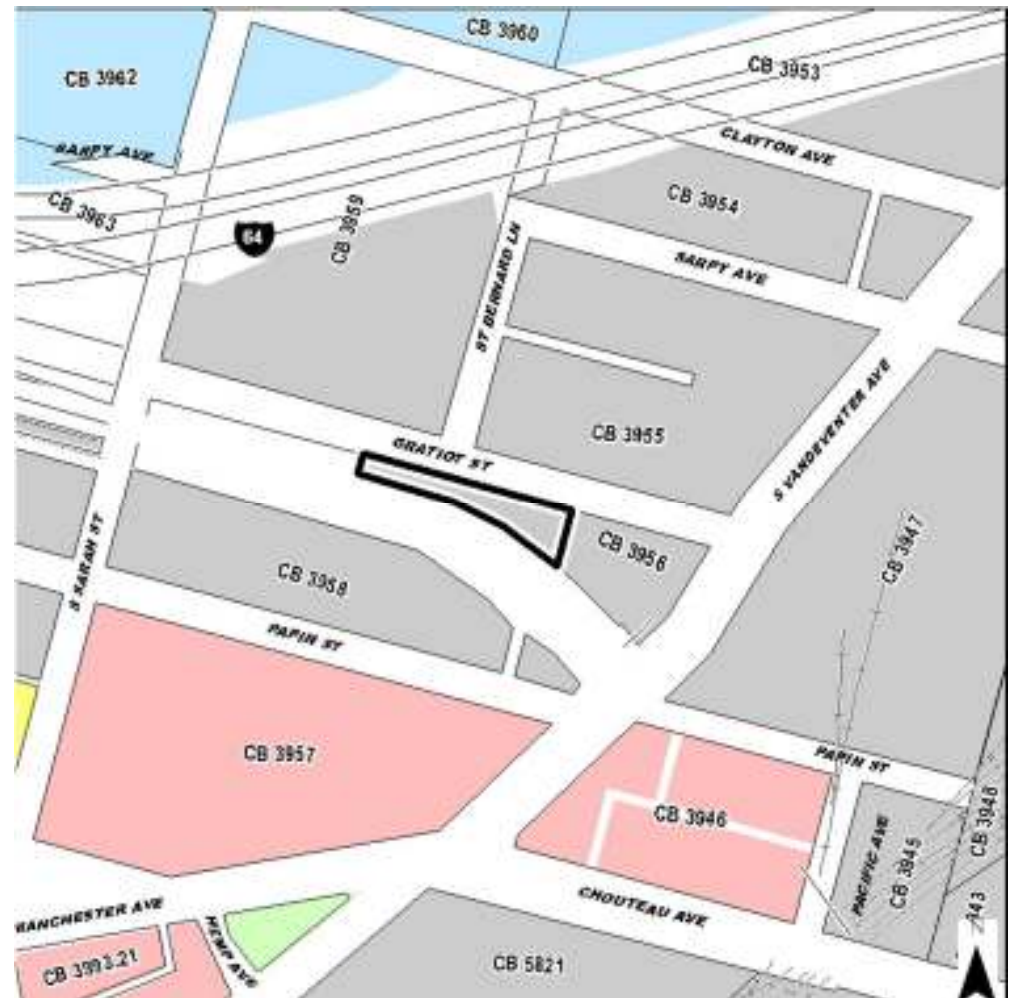


# Petition for Zoning Amendment

## Strategic Land Use Plan (Business/Industrial Preservation Area)

### Legend

- Neighborhood Preservation Area
- Neighborhood Development Area
- Neighborhood Commercial Area
- Regional Commercial Area
- Recreation/Open Space Preservation and Development Area
- Business/Industrial Preservation Area
- Business/Industrial Development Area
- Institutional Preservation and Development Area
- Specialty Mixed Use Area
- Opportunity Area





## Comments

- PDA Staff recommends approving the petition to change the zoning to 'J' Industrial District as being in conformity with the Strategic Land Use Plan's Business/Industrial Preservation Area, where stable businesses currently exist and are encouraged to remain.
- The Zoning Administrator recommends "given that the rezoning encourages future investment by allowing for the continued industrial uses on the back parcel; that by rezoning subject property would bring it into conformity with the Zoning Code; and that good zoning practices work toward the elimination of improper zoning designations, there is a basis established that the continued reuse of the site would bring a beneficial development to the City."



# Agenda

## Chapter 99 Redevelopment Area Plans

### Over One acre

**PDA-73-14-RDM**

3150-56 S. Grand and 3515-21  
Juniata Area

***Tower Grove East Neighborhood***



# 3150-56 S. Grand & 3515-21 Juniata Redev. Area

## LCRA Plan #1882

- 1.00-acre site -- 2 parcels -- located at NE corner of Grand & Juniata in TGE
- Vacant comm. bldg. & related parking lot
- 3-phase dev. project
- \$2.15 million renovation of comm. bldg., addition to bldg. & 99-space parking lot -- for 2nd location of Rooster restaurant & commissary kitchen
- Second Street Sandwiches, Inc.





## 3150-56 S. Grand & 3515-21 Juniata Redev. Area

Aerial photo





## 3150-56 S. Grand & 3515-21 Juniata Redev. Area



Renovation of vacant commercial building  
-- Phase 1



Building addition -- Phase 1



## 3150-56 S. Grand & 3515-21 Juniata Redev. Area



Improved parking lot -- Phase 2



Unimproved parking lot -- Phase 3



Unimproved parking lot -- Phase 3



## 3150-56 S. Grand & 3515-21 Juniata Redev. Area



Commerce Bank building, 3134-42 S. Grand Blvd.



Commerce Bank parking lot, 3134-42 S. Grand Blvd.



## 3150-56 S. Grand & 3515-21 Juniata Redev. Area



S. Grand Blvd.'s Great Streets streetscape improvements



Ritz Park (under construction), 3147-49 S. Grand Blvd.



## 3150-56 S. Grand & 3515-21 Juniata Redev. Area



South Grand public parking lot, 3500-18  
Hartford St.



2 one-family buildings, 3509-11 Juniata St.



## 3150-56 S. Grand & 3515-21 Juniata Redev. Area



Residential buildings, 3518-24 Juniata St.



Residential buildings, 3524-40 Juniata St.



## 3150-56 S. Grand & 3515-21 Juniata Redev. Area





**MASTER PLAN**  
SCALE: 1/32"=1'

PROJECT NAME:	BAILEY S. GRAND
PROJECT LOCATION:	GRAND & JUNIATA, ST. LOUIS, MISSOURI 63118
ISSUE DATE:	04.22.14

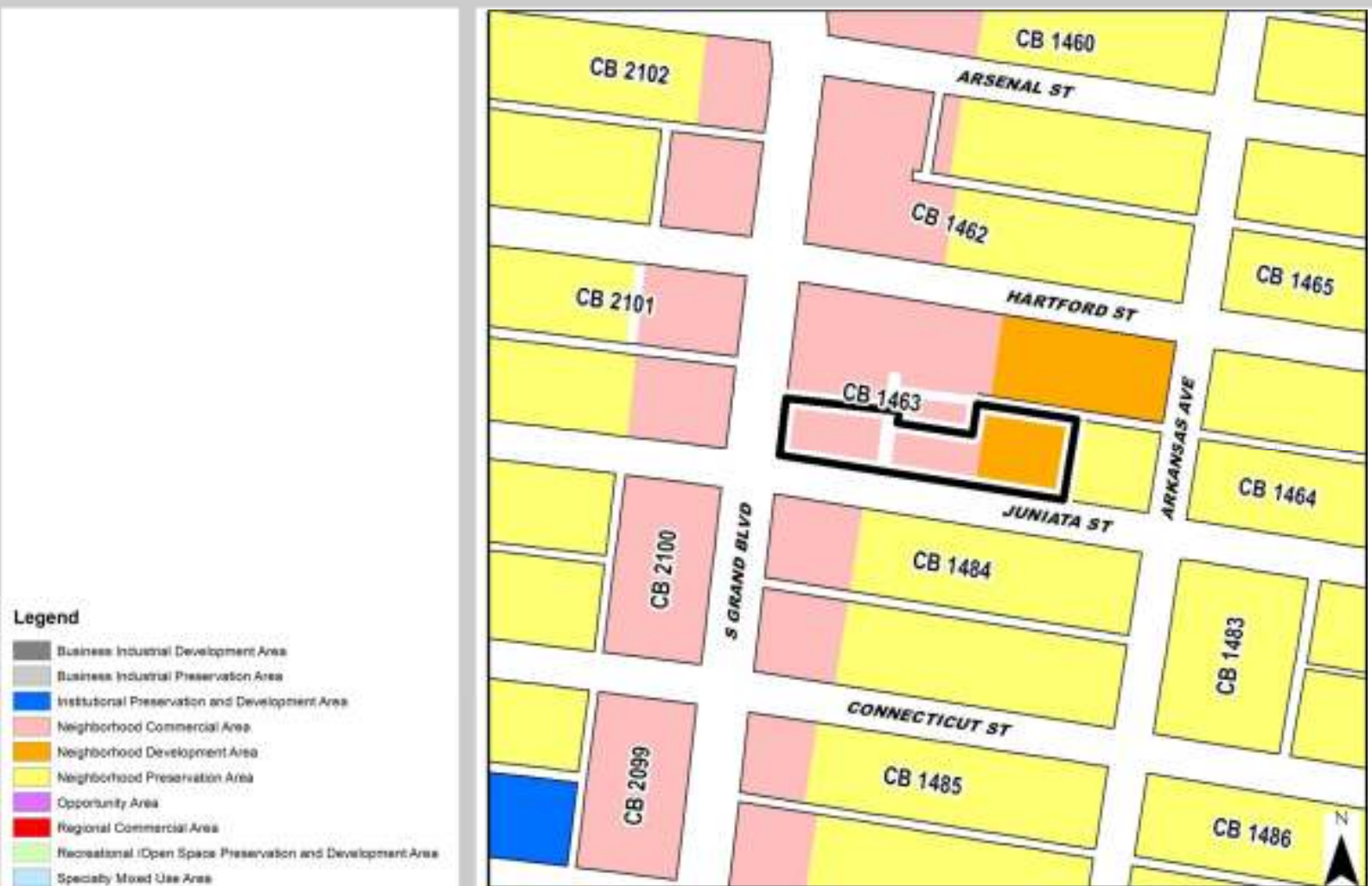
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# 3150-56 S. Grand & 3515-21 Juniata Redev. Area

## Strategic Land Use Plan (NCA & NDA)





## Comments

- Conformity with City's Strategic Land Use Plan
- Does not provide for the use of eminent domain
- Staff recommends that attractive and extensive landscaping and/or fencing be provided along the southern and eastern perimeter of the Redevelopment Area that would serve as a buffer to residential buildings on the south side of Juniata St. and 4 residential buildings on the north side of Juniata St.
- Staff recommends approval of Chapter 99 Blighting Study and Redevelopment Plan



# Agenda

## Other Item

### **PDA-104-14-TOP – North Riverfront Park Master Plan**

Seeking approval to place public notices for a Public Hearing for North Riverfront Park Master Plan at a future meeting



# Agenda

## Delegated Items

**PDA-081-14-RDRA through PDA-090-14-RDMA**  
Chapter 99 Redevelopment Areas under One Acre



# Agenda

- Adopted Plans
- Environmental Review
- Naming or Renaming a Public Street
- Other Major Plans
- Zoning Overlay Districts
- **Planning Commission**
  - Planning Commission Agendas and Minutes
  - Public Hearings

*About the Planning Commission and it's staff, PDA's Planning Office.*



Select Language ▼

## About the Planning Commission

The thirteen-member St. Louis Planning Commission adopts and amends the Strategic Land Use Plan of the St. Louis Comprehensive Plan for the City of St. Louis. The Commission also adopts City Wide Plans, Neighborhood Plans and Topical Plans.

The Commission adopts zoning ordinances and makes decisions on all rezoning petitions, thereby guiding the development and redevelopment of the City. It also reviews blighting studies and redevelopment plans and provides recommendations to the Board of Aldermen.

The Planning Commission consists of thirteen members. The following city officials are members: The President of the Board of Public Service and the Chairs of the Transportation and Housing, Urban Development and Zoning Committees of the Board of Aldermen. The Mayor, Comptroller and President of the Board of Aldermen each designate one member. The Mayor appoints the seven remaining members ("citizen members").

The Planning Department, the Planning Office of the Planning & Urban Design Agency (PDA), serves as the planning staff for the Planning Commission.

The directors of the Departments of Parks, Recreation and Forestry, Public Safety, Public Utilities and Streets serve as advisors to the Commission.

### Major Responsibilities:

- Adopts plans as the official adopted plans for the City of St. Louis
- Acts as the Zoning Commission for the City of St. Louis by

## Audio Recordings

Playlist of audio recordings of the Planning Commission meetings hosted on YouTube.



## Upcoming Events

These events are coming up soon. You can also [view past meetings](#)

**Wednesday, Jul 02, 2014**

[Planning Commission Meeting](#)

Planning Commission | Meeting | Free



# Agenda



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## Planning

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- [Naming or Renaming a Public Street](#)
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## Planning Commission Agenda June 4 2014



**Publication Date:** 06/02/2014

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### Summary

Meeting materials and audio recording of the June 4, 2014 Planning Commission meeting  
<http://youtu.be/swrJHyGak3c> [dF](#) [youtube]

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1. [Planning Commission Agenda 4 June 2014](#) (91.47 KB)
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# Agenda

June 4 Audio Recording



# Adjournment

## Informational Items

- New Business
- Executive Session
- Motion for Executive Session (for next meeting)
- Adjournment